

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7/149 PRINCES HIGHWAY DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$269,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$269,000	13-Jul-22
3/60-62 CLEELAND STREET DANDENONG VIC 3175	\$270,000	04-Oct-22
7/46 PRINCES HIGHWAY DANDENONG VIC 3175	\$265,000	28-May-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 October 2022



**13/44 PRINCES HIGHWAY  
 DANDENONG VIC 3175**

2 1 1

Sold Price **\$269,000** Sold Date **13-Jul-22**

Distance **0.97km**



**3/60-62 CLEELAND STREET  
 DANDENONG VIC 3175**

2 1 1

Sold Price <sup>RS</sup> **\$270,000** Sold Date **04-Oct-22**

Distance **1.13km**



**7/46 PRINCES HIGHWAY  
 DANDENONG VIC 3175**

2 1 1

Sold Price **\$265,000** Sold Date **28-May-22**

Distance **0.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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